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11821 PG 987

28960

RECORDED

1 2 3

Number of pages 3

RECEIVED
$ 0
REAL ESTATE
MAR 24 1997
TRANSFER TAX
SUFFOLK
COUNTY

97 MAR 24 PM 12: 12
EDWARD P. ROMAINE
CLERK OF
SUFFOLK COUNTY

TORRENS

Serial #

Certificate #

Prior Cf. #

Deed / Mortgage Instrument | Deed / Mortgage Tax Stamp | Recording / Filing Stamps

4

Page / Filing Fee 9 0 0
Handling 5 0 0
TP-584 5 0 0
Notation
EA-5217 (County) 5.0 0 Sub Total 2 1 9 0
EA-5217 (State) 2 5 . 0 0
R.P.T.S.A.
Comm. of Ed. 5 . 0 0
Affidavit
Certified Copy
Reg. Copy
Other
Sub Total 4 5 . 0 0
GRAND TOTAL 6 9 . 0 0

Mortgage Amt.
1. Basic Tax
2. Additional Tax
Sub Total
Spec./Asmt. or Spec./Add.
TOT. MTG. TAX
Dual Town ____ Dual County ____
Held for Apportionment ____
Transfer Tax 0
Mansion Tax
The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ____ or NO ____
If NO, see appropriate tax clause on page # ____ of this instrument.

Real Property Tax Service Agency Verification

	Dist.	Section	Block	Lot
Suffolk County	0100	136.00	03.00	040.000
Date 3-31-97				
Initials BET				

6 Title Company Information

Port Abstract
Company Name

Title Number

Adam C. Comerman
807 East Jericho Turnpike
Huntington Station, NY. 11746

7 RECORD & RETURN TO (ADDRESS)

8 FEE PAID BY:
Cash ____ Check ✓ Charge ____
Payer same as R & R ____ (or if different)
NAME: Port Abstract
ADDRESS: 100 old country Rd.
Garden City, NY 11530

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:
(SPECIFY TYPE OF INSTRUMENT)

Frank C. Russomano
and Michele Russomano

TO

Frank C. Russomano

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

In the Township of Baiyard

In the VILLAGE or HAMLET of ____

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

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CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on this 19th day of February, 1997,

BETWEEN

FRANK G. RUSSOMANO AND MICHELE RUSSOMANO, his wife, both residing at 144 17th Street, W. Babylon, NY 11704,

party of the first part,

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AND

FRANK G. RUSSOMANO, residing at 144 17th Street, W. Babylon, NY 11704,

party of the second part,

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WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Babylon, County of Suffolk and State of New York, being known and designated as part of Lots 75 and 76 on a certain map entitled "Map of Legion Park, Section No. 1, situated in the Town of Babylon, Suffolk County, Long Island, surveyed by T. F. Selva, Licensed Land Surveyor, Merrick, Long Island" and filed in the Office of the Clerk of the County of Suffolk as Map No. 1640 on July 26, 1948 and being more particularly bounded and described as follows:

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BEGINNING at a point on the southerly side of 17th Street, distant 360 feet easterl from the corner formed by the intersection of the southerly side of 17th Street with the easterly side of Legion Street

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RUNNING THENCE easterly along the southerly side of 17th Street, 60 feet;

THENCE southerly at right angles to the southerly side of 17th Street, 125 feet;

THENCE westerly and parallel with the southerly side of 17th Street, 60 feet;

THENCE northerly and again at right angles to the southerly side of 17th Street, 125 feet to the southerly side of 17th Street at the point or place of BEGINNING.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Frank G. Russomano
FRANK G. RUSSOMANO

Michele Russomano
MICHELE RUSSOMANO

DIST- 0100
SEC- 13L.00
BLK- 03.00
LOT- 040.000

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STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 21st day of February, 1997, before me personally came FRANK RUSSOMANO, to me known to be the individual described in and who executed the foregoing deed, and acknowledged that he executed said deed.

Howard D Selden
Notary Public
My commission expires on

HOWARD D SELDES
Notary Public, State of New York
No. 4698111
Qualified in Nassau County
Commission Expires June 20, 1998

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STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 21st day of February, 1997, before me personally came MICHELE RUSSOMANO, to me known to be the individual described in and who executed the foregoing deed, and acknowledged that he executed said deed.

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Notary Public
My commission expires on

ADAM GOMERMAN
Notary Public, State of New York
No. 4900220
Qualified in Suffolk County
Commission Expires Dec. 30, 19

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Bargain and Sale Deed
With Covenant Against Grantor's Acts

FRANK G. RUSSOMANO AND
MICHELE RUSSOMANO

TO

FRANK G. RUSSOMANO

DIST 0100
SECTION: 136
BLOCK: 03
LOT: 40
COUNTY OR TOWN: SUFFOLK

RETURN BY MAIL TO:

ADAM C. GOMERMAN
807 EAST JERICHO TURNPIKE
HUNTINGTON STATION, NY 11746